

# ELYSIAN

THREE BEDROOM VILLA

*Saraya*  
RESORT  
LOMBOK



# A New Wave of Luxury is Arriving in Lombok

BEACHFRONT VILLAS, TIMELESS DESIGN AND THE FREEDOM TO  
OWN A PIECE OF PARADISE AT SARAYA RESORT LOMBOK.



# ELYSIAN

## THREE BEDROOM VILLA

The crown of coastal living.

Bold in design and breathtaking in outlook, the Elysian Villa represents the pinnacle of Saraya Beach Resort Lombok. Spanning 200 square metres, this three-bedroom residence is crafted for those who expect more; more space, more luxury, more connection to the sea. Expansive open-plan living flows seamlessly to panoramic ocean views, framed by sculptural architecture and meticulous finishes. Multiple bedroom suites offer privacy and comfort, while grand entertaining areas create a natural stage for gatherings under the island sun. Every detail; from the precision-crafted finishes to the intelligent floorplan, is designed to elevate both liveability and long-term value. The result is a rare coastal home that balances tropical ease with timeless architectural presence.

# All financial information is indicative only. Please review the full financial disclaimer on the last page of this presentation.



\$16,000  
TO 24,000<sup>#</sup>

RENTAL ESTIMATE  
PER MONTH

# Elysian 3 Bedroom Pricing



LEASEHOLD

**\$790,800**  
~~\$862,800~~

FREEHOLD UPGRADE  
**+\$158,160**

ESTIMATED  
MONTHLY RENTAL

**~\$16,000-24,000<sup>#</sup>**

ESTIMATED ROI  
RENTAL ONLY

**16-20%<sup>#</sup>**

ESTIMATED ROI RENTAL  
+ CAPITAL GROWTH ONLY

**20-25%<sup>#</sup>**

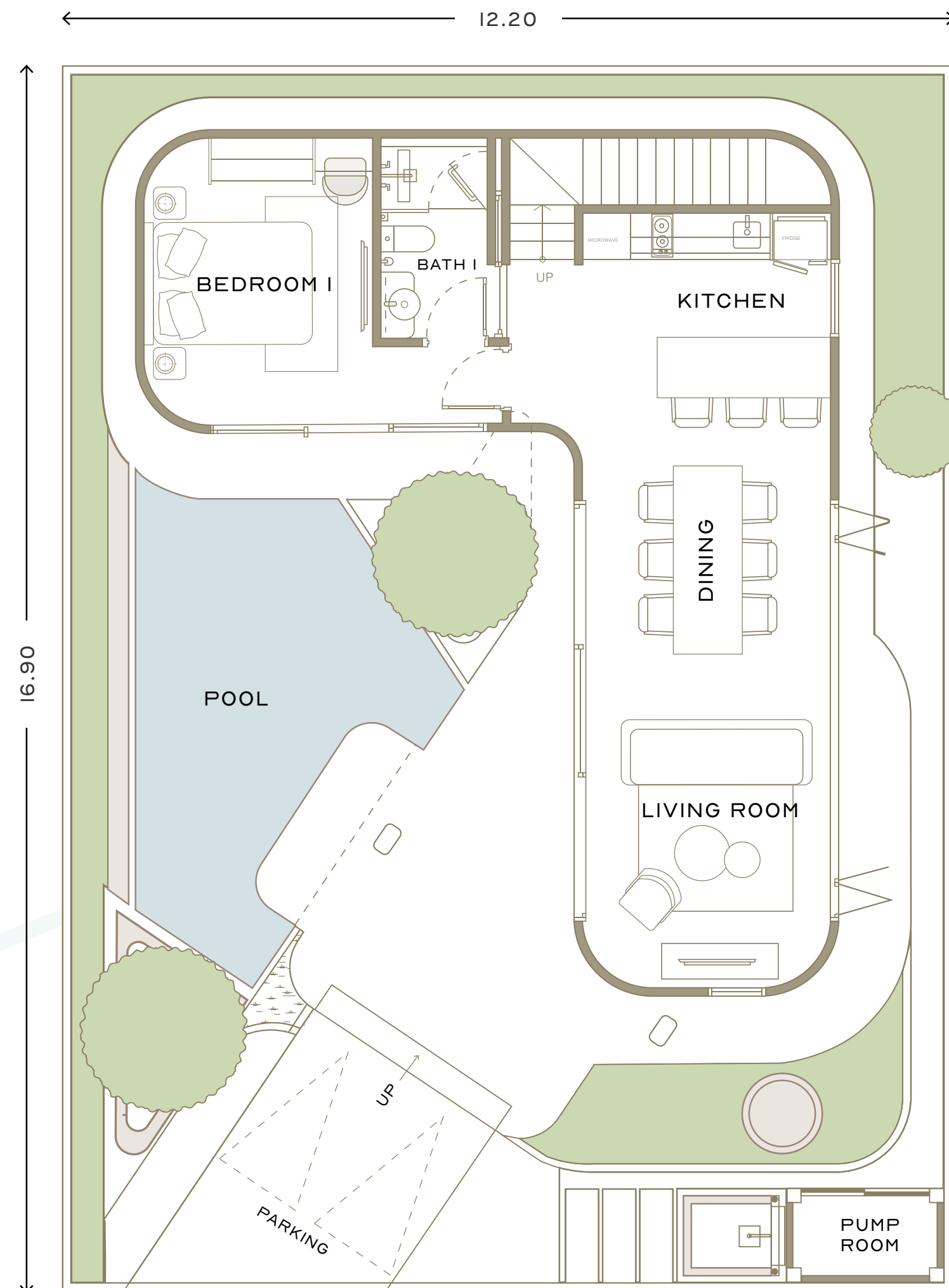
Prices listed are exclusive wholesale offers effective March 1 2026. # All financial information is indicative only. Please review the full financial disclaimer on the last page of this presentation.

# ELYSIAN

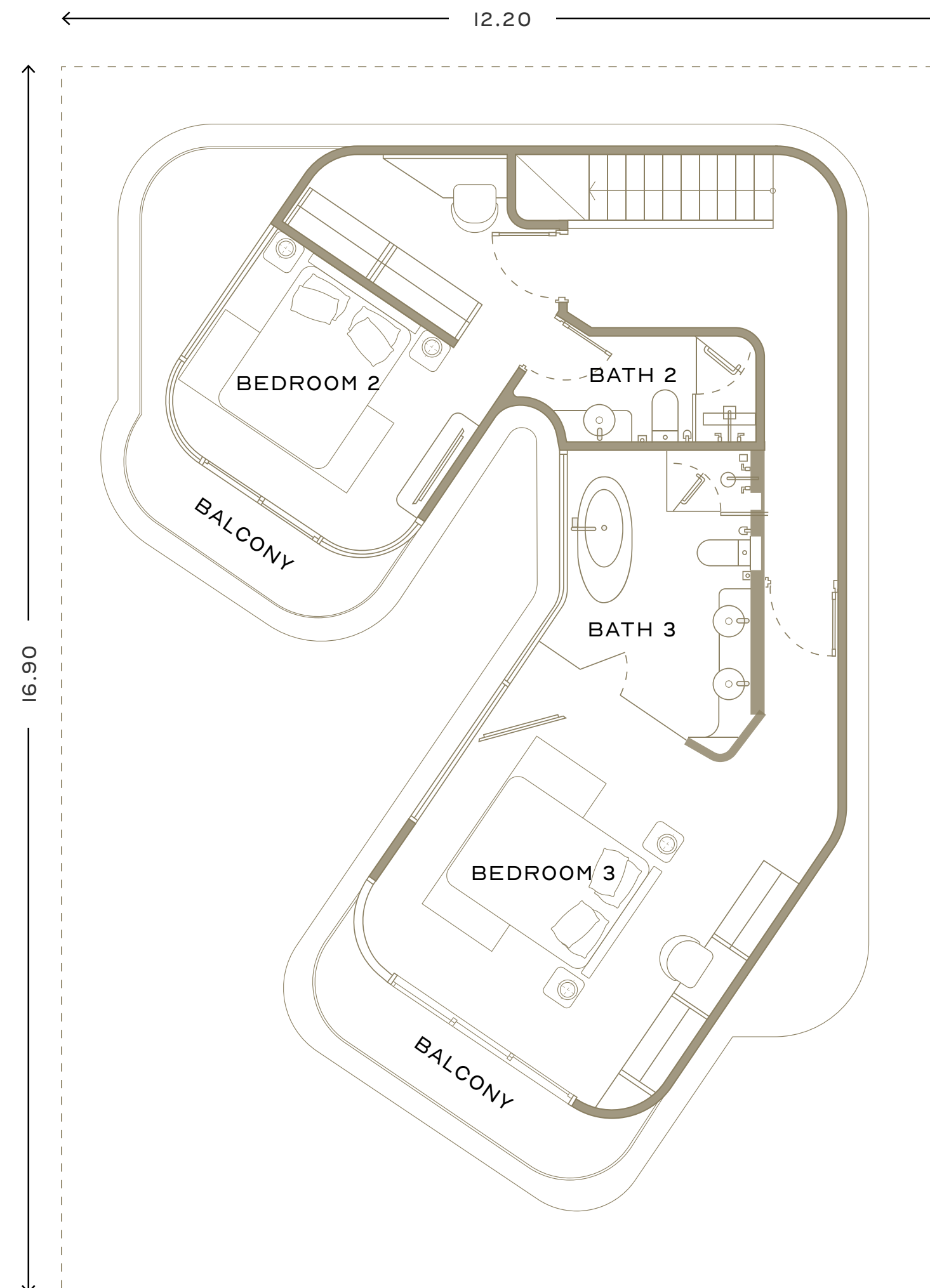
## THREE BEDROOM VILLA

LAND SIZE	200m <sup>2</sup>
INTERNAL AREA	144.13m <sup>2</sup>
EXTERNAL AREA	101.47m <sup>2</sup>
TOTAL AREA	245.60m <sup>2</sup>
BEDROOMS	3
BATHROOMS	3

Disclaimer: These are preliminary, indicative floor plans not drawn to scale and are subject to design development, planning, and other approvals. Please note that these floor plans were produced prior to completion of construction. Any measurements shown are approximate and provided for illustrative purposes only. Location and extent of façade elements, columns, villa dimensions, layouts, levels, designs, diagrams, structures, configurations, finishes, and specifications are indicative and subject to change without notice in accordance with the sale agreement, construction requirements, or applicable regulations. Prospective purchasers should make their own enquiries and obtain independent professional advice in all respects. The developer makes no representations or warranties regarding the final layout, dimensions, specifications, or fittings. Last Updated December 2025.



GROUND FLOOR



LEVEL I

# Standard Villa Inclusions

- ✓ Fully furnished with premium-quality furnishings
- ✓ Kitchenette with integrated appliances
- ✓ Bathroom suite with designer fixtures
- ✓ World-class luxury design
- ✓ High-grade finishes crafted to perfection



























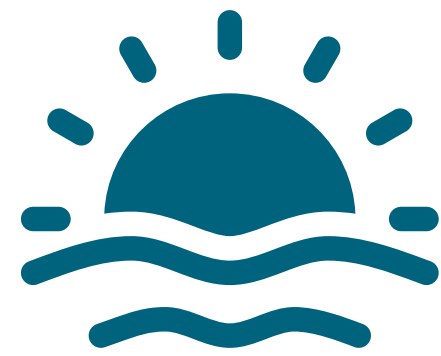


# Saraya

RESORT  
LOMBOK

# Why Saraya Resort Lombok?

A BEACHFRONT ADDRESS WITH THE BENEFITS  
INVESTORS AND HOLIDAY-MAKERS CARE ABOUT MOST



## PRISTINE BEACHFRONT

Wake to ocean horizons and white-sand beaches in a low-density, design-led resort. Every villa is positioned for privacy and sea breezes, just steps from the shoreline.



## MODERN WHITE VILLAS

1-4 bedroom villas with clean Mediterranean lines, indoor-outdoor living and premium finishes. Each is crafted for comfort, beauty and long-term value.



## MANAGED FOR ROI

Professional on-site management handles every detail from guest check-ins to maintenance, so you can enjoy stays when you choose and earn returns the rest of the year.

# Turnkey Management

## RETURNS MADE SIMPLE

Every villa is professionally managed through the resort's on-site rental program, combining full service with strong occupancy and returns. From housekeeping to maintenance, everything is handled for you; a truly effortless way to own in Lombok.

- ✔ Professional on-site management
- ✔ Rental program optimised for ROI
- ✔ Full service and maintenance included
- ✔ Flexible owner stays
- ✔ Transparent monthly reporting



# Investing Returns & Cost Overview

*Saraya*  
RESORT  
LOMBOK

# 3 Bedroom Deluxe Villa

## OUTRIGHT MODEL

ASSUMPTIONS	
Occupancy	70%
Est. Price/Night AUD	\$1,121
Est. Price/Night IDR	12,000,000
ROI %	19.57%
Management	40%
Est. OTA (10%) per night	\$112.15
Total Availability	365

CURRENCY RATE	
Date	24/10/2025
1 IDR to AUD	\$0.000093
1 AUD to IDR	Rp10,700

Assumptions:  
Estimated 10% annualised growth.

THE INFORMATION PRESENTED IS FOR REFERENCE ONLY USING THE BEST AVAILABLE COMPARISON DATA FROM BOOKING.COM, AIRDNA.COM ETC.

	ESTIMATED RENTAL INCOME				
	Income	OTA Cost	Profit	Management	Net. Profit
Annual	\$286,542	\$28,654	\$257,888	\$103,155	\$154,733
<b>Total</b>	<b>\$286,542</b>	<b>\$28,654</b>	<b>\$257,888</b>	<b>\$103,155</b>	<b>\$154,733</b>
Estimated Monthly	\$23,879	\$2,388	\$21,491	\$8,596	\$12,894

	High Season	Mid Season	Low Season
Nights	60	180	120
Est Room Rate Per Night	1600	1150	800

	ESTIMATED VALUE										
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Value Increase Per Year	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Villa Value	\$790,800	\$869,880	\$956,868	\$1,052,555	\$1,157,810	\$1,273,591	\$1,400,950	\$1,541,045	\$1,695,150	\$1,864,665	\$2,051,132
Annual Value Increase	\$0	\$79,080	\$86,988	\$95,687	\$105,255	\$115,781	\$127,359	\$140,095	\$154,105	\$169,515	\$186,467
Total Value Increase	\$0	\$79,080	\$166,068	\$261,755	\$367,010	\$482,791	\$610,150	\$750,245	\$904,350	\$1,073,865	\$1,260,332
Monthly Value Increase	\$0	\$6,590	\$7,249	\$7,974	\$8,771	\$9,648	\$10,613	\$11,675	\$12,842	\$14,126	\$15,539

	RETURN ON INVESTMENT						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
APY Only Rental	19.57%	19.57%	19.57%	19.57%	19.57%	19.57%	19.57%
APY Rental + Value	19.57%	29.57%	40.57%	52.67%	65.98%	80.62%	96.72%
ROI Rental	19.57%	39.13%	58.70%	78.27%	97.83%	117.40%	136.97%
ROI Rental + Value	19.57%	49.13%	79.70%	111.37%	144.24%	178.45%	214.12%

	ROI	
	Months	Years
ROI Rental	61	5.1
ROI Rental + Value	41	3.4
APY% Rental	1.63%	19.57%
APY Rental + Value	2.46%	29.57%

++ Refers to 10% government tax and 11% service charge as mandated in Indonesia. Above are estimated figures. Please refer to the important information and disclaimer on the final page of this document.

# Frequently Asked Questions

## EVERYTHING YOU NEED TO KNOW BEFORE YOU INVEST

### Q: How does the rental program work?

Owners may elect to place their villa into the resort's rental pool when not in residence. Our on-site team manages marketing, bookings, guest experience and maintenance, with revenue shared per the management agreement.

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### Q: What villa sizes are available?

A range of modern white villas from 1 to 4 bedrooms, each with bright interiors, indoor-outdoor living and private outdoor spaces.

### Q: Is ownership fully managed?

Yes. The resort provides full management services, from housekeeping to preventive maintenance, ensuring a hassle-free experience for owners and guests.

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### Q: How do I register my interest?

Visit our interactive masterplan at [www.saraya.com](http://www.saraya.com) to view pricing and availability. Our team will send updates and the next steps for selection and reservation.

# Enquiries and Further Information

For further information, availability, or to arrange a private discussion, please contact your Saraya representative.

[SarayaLombok.com](http://SarayaLombok.com)

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